

Section 1350 - B-2 Highway Commercial District

1350.01 Intent. The B-2 Highway Commercial District is intended to provide space for commercial areas located outside the central business district. This district can accommodate a wide range of facilities with a citywide impact and generally includes the commercial frontage along the major transportation arteries.

A. See submittal requirements in Section 1310.10, Zoning Certificate, unless otherwise specified.

(Ord. 2012-1, passed 1-24-12)

1350.02 Permitted Uses.

- A. Antique shops.
- B. Art shops and picture framing establishments.
- C. Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots), including as incidental to the major uses all repair work in connection with their own or customers' vehicles. However, this paragraph shall not be construed to include automobile, tractor, or machinery wrecking and rebuilding and used parts yards.
- D. Automobile parts and accessory stores.
- E. Bakeries or bakery outlet, retail sales only.
- F. Baby and children's shops.
- G. Banks, savings and loan associations or similar companies.
- H. Barber shops or beauty shops.
- I. Bed and breakfast home, subject to regulations and licensing requirements of the State of Minnesota.
- J. Bed and breakfast inn, subject to regulations and licensing requirements of the State of Minnesota.
- K. Bicycle shops, sales and repairs.
- L. Book stores.
- M. Business and professional offices.
- N. Business machine sales and service.
- O. Camera stores.
- P. Carpet and rug stores, retail sales only.

- Q. Catalog sales stores.
- R. Catering establishments.
- S. China and glassware stores.
- T. Cigar, tobacco, and pipe shops.
- U. Clothes cleaning establishments and laundry pick-up stations.
- V. Clothing stores.
- W. Clubs or lodges, nonprofit or fraternal.
- X. Coin or philatelic stores.
- Y. Community or neighborhood centers or meeting halls.
- Z. Confectionery stores including ice cream or snack bars.

- AA. Dance studios.
- BB. Delicatessens.
- CC. Department stores.
- DD. Drug stores.
- EE. Dry goods stores.
- FF. Employment agencies.
- GG. Essential services. Facilities for telephone lines and minor switching stations, and local service for natural gas lines, electric supply lines, sanitary sewer lines, storm sewer lines, water supply systems including elevated water storage facilities.
- HH. Florist shops.
- II. Food stores, including supermarkets, dairy stores, produce markets and meat and/or fish markets.
- JJ. Furniture and home furnishing stores.
- KK. Funeral homes.
- LL. Garden supply, tool and seed stores.
- MM. Gift or hobby shops.
- NN. Hardware stores.
- OO. Health studios, gyms or recreational establishments.
- PP. Hotels.
- QQ. Household appliances, sales and/or repair.

RR. Jewelry stores and watch repair shops.
SS. Key shops.
TT. Labor union offices.
UU. Lawn mower repair shops.
VV. Leather goods stores.
WW. Locker plant, for storage and retail sales only.
XX. Locksmith and gunsmith shops.
YY. Magazine and newspaper stores.
ZZ. Motels.

AAA. Music stores or studios.
BBB. Office supply stores.
CCC. Optician sales retail.
DDD. Orthopedic and medical appliance stores.
EEE. Paint, glass, and wallpaper stores.
FFF. Pawn shops.
GGG. Pet stores.
HHH. Photographic studios, including the developing of film and pictures when conducted as part of the principal business on the premises.
III. Plumbing and heating shops, and electric shops.
JJJ. Post offices.
KKK. Restaurants, taverns, and cocktail lounges including live entertainment or dancing.
LLL. Shoe or clothing repair shops.
MMM. Sign painting shops.
NNN. Sporting goods stores.
OOO. Stamp redemption stores.
PPP. Tailor and dressmaking shops.
QQQ. Telephone company offices and answering services.
RRR. Television and radio studios.
SSS. Theaters, indoor.
TTT. Toy stores.

UUU. Travel bureaus.

VVV. Upholstering shops.

WWW. Video rental stores.

XXX. Bowling alley.

YYY. Temporary event functions, activities consisting of temporary amusement enterprises including consignment auctions, circuses, carnivals, fairs, flea markets, concerts, dances, and the like. All functions must have a specified period of time, and receive a permit or license from the City.

ZZZ. Essential services. See Definitions 35. Essential Services.

AAAA. Uses determined by Planning Commission to be similar to those listed in this Section.

1350.03 Accessory Uses. Customary accessory uses and buildings provided such uses are incidental to the principal use and to not include any activity conducted as a business. (Ord. 2012-1, passed 1-24-12)

1350.04 Conditional Uses. The following uses may be permitted in the B-2 District on a conditional basis, following approval in the manner prescribed in Section 1310.13:

A. Animal hospitals, veterinary clinics, provided any outdoor exercising runway shall be at least two hundred (200) feet from any residential district boundary.

B. Ag services: soil preparation services, farm management services, crop services.

C. Public utility and services uses, including, but not limited to: electric substations, gas regulator stations.

D. Accessory uses incidental, to and on the same zoning lot as the principal use.

E. Hazardous material storage.

F. Amusement establishments, including bowling alleys, dance halls, pool halls, swimming pools, and skating rinks.

G. Automobile service stations or washing establishments.

H. Blueprinting and photostatting establishments.

I. Building materials sales.

- J. Business or secretarial schools or colleges, commercial trade schools or other commercially operated schools for adults.
- K. Carpenter and cabinet making shops for retail custom work.
- L. Churches, temples or synagogues.
- M. Hospitals or clinics.
- N. Motor hotels and tourist courts.
- O. Nursery schools or day care centers.
- P. Parking lots, other than accessory, and subject to the provisions of Subsection 1375.12 of this Chapter.
- Q. Public auction rooms.
- R. Taxidermists.
- S. Variety stores.
- T. Public recreation. Facilities and activities provided by a governmental body, including but not limited to public parks, playgrounds, building and grounds.
- U. Other commercial uses determined by the Planning Commission to be of the same general character as the uses permitted in this district.

1350.05 Bulk Regulations.

	Other Permitted Uses
Minimum Lot Area	5,000 sq. ft.
Minimum Lot Area Coverage by dwellings and other Accessory Buildings	No minimum
Minimum Lot Width	60 feet
Front Yard	45 feet
Side Yard	10 feet
Rear Yard	20 feet
Building Height	25 feet

<p>Transitional Yards</p>	<p>Where the side or rear lot line of a lot in the B-2 District coincides with a side or rear lot line in an adjacent residential district, a yard shall be provided not less in width than 1.25 times the height of the wall of the building on said B-2 zoned lot. Such side yard in the B-2 District shall not be less than 15 feet in width. Such rear yard in the B-2 District shall not be less than 25 feet in width. Where a side or rear lot line in the B-2 District coincides with a side or rear lot line in an adjacent residential district, the yard provided shall contain a wall, screening fence, or densely planted compact hedge not less than 5 feet nor more than 10 feet in height, which wall, fence or hedge shall be well maintained.</p>
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A. Development Requirements.

1. Lot Area, Frontage and Yard Requirements. The following minimum requirements in Table 1350.05 shall apply.
2. Buffering and Screening. Buffering and screening shall required as specified in Subsection 1375.23, Buffering and Screening.

B. Use Limitations.

1. All commercial activities shall be conducted within building. Exceptions to this requirement include activities using designated loading spaces and temporary waste storage. Outdoor display of retail items shall not be permitted on public right-of-way. An establishment that requires outside storage of materials may locate offices or retail operations within this district, but not storage areas.
2. No building customarily used for night operation shall be located closer than one hundred (100) feet to any residential district.
3. Public streets, alleys or parking areas shall not be used for commercial vehicle storage or parking on a temporary or permanent basis.
4. Storage of Materials. Storage of all materials or machinery related to the use shall be stored in buildings. There shall be no outside storage, with the exception of vehicles used as part of the on-site commercial use. Storage of junk, wrecked vehicles or other waste products shall be enclosed within a building or structures. Waste materials incidental to the principal operation shall be kept in neatly stored containers screened from public view. The waste materials shall be removed and disposed of in a manner adequate to meet all federal, State of Minnesota and Olmsted County Health Department regulations, and other requirements of this Chapter. No wastes shall be piled on open ground.
5. Shopping Center. Applicant petitioning for approval of a shopping center shall be required to obtain a conditional use permit. The proposal shall meet all other requirements of specific commercial uses as specified under this or any other section of this Chapter.
6. All commercial uses that have as part of their establishment and structures drive-in, drive-up or drive-through facilities shall be required to be reviewed under the conditional use provisions of this Chapter.
7. Gasoline Service Stations and Convenience Stores that sell gasoline may be conditionally permitted in this district where the site is adjacent to an arterial or higher level street or to the frontage road adjacent to a higher level street, and where all other requirements of the Chapter are met or exceeded.

8. A conditional use permit shall be required for any outdoor display of retail items, other than for vehicles and farm implements.

C. Parking Requirements. See Subsection 1375.12, Parking Requirements.

D. Sign Requirements. See Subsection 1375.14, Signs.